CAPSULE SUMMARY
BA-2468
Zimmerman House (West)
7003 Windsor Mill Road
Baltimore, Baltimore County
1852
Private

The 1852 dwelling known as the Zimmerman House (West) is located at 7003 Windsor Mill Road in close proximity to the neighboring dwelling known as the Zimmerman House (East). 1 The mid-19th century history of these two buildings is intertwined, for John Zimmerman, a prominent member of the local Methodist Episcopal church, acquired both properties in 1852 from Caleb Peddicord. The individual histories of these two dwellings diverged in 1853, when Zimmerman subdivided and sold all but one acre of the eighteen-acre parcel of land known as "Wells Manor." While he retained ownership of one acre and the Zimmerman House (East), he sold the Zimmerman House (West) and an accompanying parcel to William and Jane Widerman. After the 1853 sale of the property to William and Rebecca Grimes, the property returned to the Zimmerman family in 1874, in whose possession it remained until 1894. William H. Zimmerman was a professor and one of the founders of Western Maryland College in Westminster, Maryland.

The Zimmerman House (West), constructed circa 1852, is a seven-bay wide dwelling that appears, based on exterior architectural elements, to have been built in at least two different phases. The two-and-a-half story elongated rectangular wood frame house is clad in vinyl siding and features a two-story, full-width, six-bay wide porch. The porch is inset below a shed roof overhang that extends forward from the side gable roof that is clad in asphalt shingles. A two-story shed extension was added to the back of the dwelling, giving the roofline a saltbox profile. Two interior end brick chimneys rise along the gable ends of the building. One modern exterior end stretcher bond brick chimney bisects one end of the shed-roofed addition. The coursed ashlar stone foundation is only visible at the north end of the building. A one-story shed addition was later constructed on the back of the building. The dwelling and garage front northeast and sit close to the road. The south end of the property is foliated with mature trees and shrubs.

¹ The circa 1845 Zimmerman House (East) is BA-2467 and is located at 7001 Windsor Mill Road.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

1. Name of F	Property	(indicate preferred n	iame)				
historic	Zimmerman Ho	ouse (West)					
other						-A	
2. Location							
street and number	7003 Windsor N	Mill Road				no	t for publication
city, town	Baltimore					vic	inity
county	Baltimore Coun	nty					
3. Owner of	Property	(give names and mailing	addresses of	all owners)		
name	Tiant R. Hawkii	ns and Jeannette M. Flood					
street and number	7003 Windsor N	Mill Road			teleph	one	
city, town	Baltimore		state MD)	zip co	de	
city, town	Towson	Baltimore County Courthous tax map 88 F Additional Data	tax parce	er works was	1202	folio 185 tax ID numl	ber 0203370040
Contril Determ Determ Record	buting Resource in nined Eligible for nined Ineligible for ded by HABS/HAB c Structure Repor	n National Register District n Local Historic District the National Register/Marylar r the National Register/Maryla ER t or Research Report at MHT	and Register		6		
6. Classifica	tion						
Category districtX_building(s)structuresiteobject	Ownership —public _X_privateboth	governmenthealth care	religion social transpo work in unumber	on/culture rtation progress	Conf		Noncontributing buildings sites structure objects Total ributing Resources I in the Inventory

7. Description	1	Inventory No. BA-2468
Condition		
excellent good fair	deteriorated ruins X_ altered	

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

The Zimmerman House (West), constructed circa 1852, is a seven-bay wide dwelling that appears, based on exterior architectural elements, to have been built in at least two different phases. The two-and-a-half story elongated rectangular wood frame house is clad in vinyl siding and features a two-story, full-width, six-bay wide porch. The porch is inset below a shed roof overhang that extends forward from the side gable roof that is clad in asphalt shingles. A two-story shed extension was added to the back of the dwelling, giving the roofline a saltbox profile. Two interior end brick chimneys rise along the gable ends of the building. One modern exterior end stretcher bond brick chimney bisects one end of the shed-roofed addition. The coursed ashlar stone foundation is only visible at the north end of the building. A one-story shed addition was later constructed on the back of the building. The dwelling and garage front northeast and sit close to the road. The south end of the property is foliated with mature trees and shrubs.

The building was surveyed from public property at the request of the owner.

EXTERIOR DESCRIPTION

Two flush single-leaf doors with vinyl surrounds provide access into the first story of the façade, or northeast elevation. Additionally, one 6/6 window, one 6/1 window, and one 1/1 window, all of which have vinyl surrounds and sills, pierce the first story of the elevation. The second story of the elevation is pierced by three sash-and-paneled single-leaf doors and three 6/6 windows. All of the second story openings have vinyl surrounds.

The northwest elevation of the original side-gabled house is pierced at the attic story by two 3/3 windows. One 6/6 window pierces each of the two stories of the two-story shed addition to the building. The one-story shed addition is pierced only by one two-light fixed window. All openings on this elevation have vinyl surrounds and sills.

The southwest elevation was not accessible at the time of the survey.

The southeast elevation is pierced at the second story by one 6/6 window. Due to the dense foliage that obscures the southeast elevation, the glazing pattern of the two window openings that pierce the attic story was not visible at the time of the survey. The visible window surrounds and sills of this elevation are clad in vinyl.

INTERIOR DESCRIPTION

The interior of the Zimmerman House (West) was not accessible at the time of the survey.

OUTBUILDING

To the southwest of the dwelling is a one-story, two-bay wide wood frame garage. Only the façade of the circa 1975 building was visible at the time of the survey. The front gable peak above the flush vertical board double-leaf door is clad in weatherboard. Beside the door is a sash-and-paneled single-leaf door. The roof is clad in asphalt shingles. The foundation was not visible at the time of the survey.

8. Signific	ance			Inventory No. BA-2468
Period	Areas of Significance	Check and j	ustify below	
1600-1699 1700-1799 _X 1800-1899 _X 1900-1999 2000-	agriculture archeology X architecture art commerce communications community planning conservation	 economics education engineering entertainment/ recreation ethnic heritage exploration/ settlement 	health/medicine industry invention landscape archite law literature maritime history military	performing arts philosophy politics/government ecture religion science social history transportation other:
Specific dates	1852-1853, 1874, 18	94	Architect/Builder	Unknown
Construction da	ites 1852			
Evaluation for:	National Register		laryland Register	not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

The 1852 dwelling known as the Zimmerman House (West) is located at 7003 Windsor Mill Road in close proximity to the neighboring dwelling known as the Zimmerman House (East). The mid-19th century history of these two buildings is intertwined, for John Zimmerman, a prominent member of the local Methodist Episcopal church, acquired both properties in 1852 from Caleb Peddicord. The individual histories of these two dwellings diverged in 1853, when Zimmerman subdivided and sold all but one acre of the eighteen-acre parcel of land known as "Wells Manor." While he retained ownership of one acre and the Zimmerman House (East), he sold the Zimmerman House (West) and an accompanying parcel to William and Jane Widerman. After the 1853 sale of the property to William and Rebecca Grimes, the property returned to the Zimmerman family in 1874, in whose possession it remained until 1894. William H. Zimmerman was a professor and one of the founders of Western Maryland College in Westminster, Maryland.

HISTORIC CONTEXT

Although the exact date of construction for the dwelling has not been determined, exterior architectural analysis and historic deed research support an 1852 date. Although the circa 1850 atlas indicates that the property was occupied in the mid-19th century by J. Shipley, this dwelling appears to have been demolished and replaced by the construction of the extant Zimmerman House (West). Deed research indicates that John Zimmerman purchased 18 acres known as Well's Manor from Caleb Peddicord on January 10, 1852 for \$450. Two acres were subdivided from this larger tract and sold to William Widerman on September 23, 1852 for the sum of \$80. The same property was sold on July 30, 1853 for \$375 to Rebecca and William Grimes. The dramatic increase in price of the property indicates that the construction of the dwelling took place in this period. The value of the land and house increased during the Grimes ownership as indicated by the resale of the property in 1874 to Henry S. Zimmerman. On April 27, 1874, Zimmerman purchased the property for \$1,285. The property was then transferred to John Zimmerman in October of the same year, for the sum of \$1,300.

Although it is uncertain whether or not Zimmerman immediately moved from the Zimmerman House (East) to the Zimmerman House (West), the 1877 county atlas confirms that J. Zimmerman was the occupant of the latter house and that J.H. Hooper lived at 7001 Windsor Mill Road. In 1858, Zimmerman had held a fundraising bazaar at the Zimmerman

¹ The circa 1845 Zimmerman House (East) is BA-2467 and is located at 7001 Windsor Mill Road.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Name Zimmerman House (West), 7003 Windsor Mill Road, Baltimore, Baltimore County Continuation Sheet

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House (East) while he still lived at that property.²

Following John Zimmerman's death, the house passed to William H. Zimmerman on September 23, 1879. William H. Zimmerman was a professor of science who is noted for being one of the founders of Western Maryland College. The liberal arts college, which was founded in 1866, was the first co-educational college south of the Mason-Dixon Line. Although Zimmerman is noted as being a founder of the college, it is unknown as to whether he was a professor at the same school. The house remained in the Zimmerman family for the next twenty years, passing out of the family in 1894.

The Zimmerman House (West) lies in the First District of Baltimore County near the historic town of Powhattan, less than five miles west of Baltimore City⁴. The Second District is historically known for its fertile soil, granite quarries, and waterpower from the Patapsco Falls. In 1888, Powhattan was a small village with a population of 300. Located at the terminus of the Baltimore and Powhattan Railway, it was the home of both a Methodist and an Episcopal church, a public school, Powhattan Lodge No. 23, the Independent Order of Mechanics, and Asbestos Grange, No. 172, Patrons of Husbandry. ⁵ Furthermore, Powhattan was the home of the Powhattan Cotton Mill, which was established in 1809.

In 1894, the house was deeded to Thomas Hughes and was sold less than a year later by public sale to Henry A. Koenig for \$1,200. It remained in his ownership for a mere two years, before two contiguous parcels of land were sold to Willie E. and Elizabeth Davis. Although the Davis family owned the house until 1920, the Bromley Atlas of 1915 indicates that they were not the occupants of the house at that time. According to the atlas, they occupied the adjacent tract of land, while V. Windsor occupied the Zimmerman House (West). In 1920, Horace V. and Mary S. Windsor, presumably the earlier occupants, purchased both lots of land for \$1,000. During the 20th century, the house was owned by a series of owners, including the Clas, Peters, and Curto families. In 1997, Tiant Hawkins and Jeannette Flood purchased the property, now containing less that an acre of land.

² History of St. Luke's United Methodist Church of Woodlawn, 1856-1973 (Woodlawn, MD: St. Luke's United Methodist Church, 1973), np. It is possible that the Zimmerman House (West) was temporarily used as a parsonage for St. Luke's Methodist Episcopal Church, for the history of the congregation indicates that the dwelling at 7005 Windsor Mill Road was rented for this purpose. The size and form of the Zimmerman House (West), although its address is 7003 Windsor Mill Road, suggest that this dwelling could have been the one rented as a parsonage. Indeed, if this is the case, then it would have been so used during the building's occupation by John and William H. Zimmerman.

³ Vertical Files, Baltimore County Office of Planning, Towson, Maryland.

⁴ The town of Powhattan is historically spelled both Powhattan and Powhatan.

⁵ Thomas J. Scharf, History of Baltimore City and County From the Earliest Period to the Present Day: Including Biographical Sketches of Their Representative Men, (Philadelphia, PA: Louis H. Everts, 1881. Reprinted by Higginson Book Company, Salem, MA), 832.

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Name Zimmerman House (West), 7003 Windsor Mill Road, Baltimore, Baltimore County Continuation Sheet

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CHAIN OF TITLE

June 19, 1851:

James L. Ridgely to Caleb Peddicord

Circuit Court Records of Baltimore County

Liber HMF 1 Folio 18

January 10, 1852:

Caleb Peddicord and Elizabeth Peddicord to John Zimmerman

Land Records of Baltimore County

Liber 2 Folio 423

September 23, 1852:

John and Elizabeth Zimmerman to William Widerman

Land Records of Baltimore County

Liber 3 Folio 90

July 30, 1853:

William and Jane Widerman to Rebecca Grimes and William Grimes, husband

Land Records of Baltimore County

Liber HMF 6 Folio 254

April 27, 1874:

John Zimmerman, executor of the estate of Rebecca Grimes, to Henry S. Zimmerman

Land Records of Baltimore County

Liber 86 Folio 428

October 7, 1874:

Henry S. Zimmerman to John Zimmerman

Land Records of Baltimore County

Liber JB 89 Folio 92

September 23, 1879:

Mary E. Zimmerman and Henry S. Zimmerman, husband, Elizabeth Medera Hearward and Wiilliam C.

Hearward, husband, and Elizabeth Zimmerman, widow of John Zimmerman, to William H.

Zimmerman

Land Records of Baltimore County

Liber JB 14 Folio 124

December 13, 1894:

William H. Zimmerman and Jennie Zimmerman to Thomas Hughes, Trustee of Martha J. Mackall,

Leon C. Mackall, Louis C. Mackall, Ernest Mackall, and Adrian Mackall

Land Records of Baltimore County

Liber LMB 208 Folio 490

October 24, 1895:

Thomas Hughes, Trustee, to Henry A. Koenig

Land Records of Baltimore County

Liber LMB 214 Folio 54

August 7, 1897:

Henry A. Koenig and Elizabeth Koenig, his wife, to Willie E. Davis and Elizabeth Davis

Land Records of Baltimore County

Liber WMB 226 Folio 38

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February 24, 1920:

Willie E. Davis and Elizabeth S. Davis, wife, to Horace V. Windsor and Mary S. Windsor

Land Records of Baltimore County

Liber WPC 522 Folio 351

May 16, 1946:

Horace V. Windsor and Mary S. Windsor to E. Robert Clas and Bessie S. Clas, wife

Land Records of Baltimore County

Liber RJS 1460 Folio 394

March 30, 1966:

E. Robert Clas willed to his children: Helen C. Schlee, Dorothy C. Kamtman, E. Allen Clas,

and Robert S. Clas

Will Records of Baltimore County

Liber MTH 90 Folio 499

September 5, 1980:

Helen C. Schlee, Dorothy C. Kamtman, E. Allen Clas, and Robert S. Clas to David Lee Peters

and Laura Lee Peters, wife

Land Records of Baltimore County Liber EHK Jr. 6203 Folio 223

July 8, 1988:

David Lee Peters and Laura Lee Peters to Joseph P. Curto, Jr. and Sharon E. Curto, wife

Land Records of Baltimore County

Liber 7926 Folio 48

July 31, 1997:

Joseph P. Curto, Jr. and Sharon E. Curto, wife, to Tiant R. Hawkins and Jeannette M. Flood

Land Records of Baltimore County

Liber 12327 Folio 185

9. Major Bibliographical References

Inventory No. BA-2468

Atlas of Baltimore County, Maryland,. Philadelphia, PA: G. M. Hopkins, 1877.

Baltimore County Land and Will Records. Baltimore County Courthouse, Towson, Maryland.

Bromley's Atlas of Baltimore County, Maryland, 1915.

Brooks, Neal A. and Eric G. Rockel. A History of Baltimore County. Towson, MD: Friends of the Towson Library, Inc., 1979. History of St. Luke's United Methodist Church of Woodlawn, 1856-1973. Woodlawn, MD: St. Luke's United Methodist Church, 1973.

10. Geographical Data

Acreage of surveyed property
Acreage of historical setting
Quadrangle name

22,630 Square Feet
2 Acres
Quadrangle scale: 1:24,000

Quadrangle scale: 1:24,000

Verbal boundary description and justification

The property, known as Zimmerman House (West), is located at 7003 Windsor Mill Road in Baltimore, Maryland as noted on Tax Map 88, Parcel 518 and in the Deeds of Record Liber 12327 Folio 185, archived in Towson, Maryland. The building has been associated with the site since its construction circa 1852.

11. Form Prepared by

name/title	R. Weidlich, A. McDonald, and A. Didden, Architectural Historians				
organization	EHT Traceries, Incorporated	date	January 18, 2001		
street & number	1121 5th Street NW	telephone	202.393.1199		
city or town	Washington	state	DC		

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to:

Maryland Historical Trust DHCD/DHCP 100 Community Place Crownsville, MD 21032-2023 410-514-7600

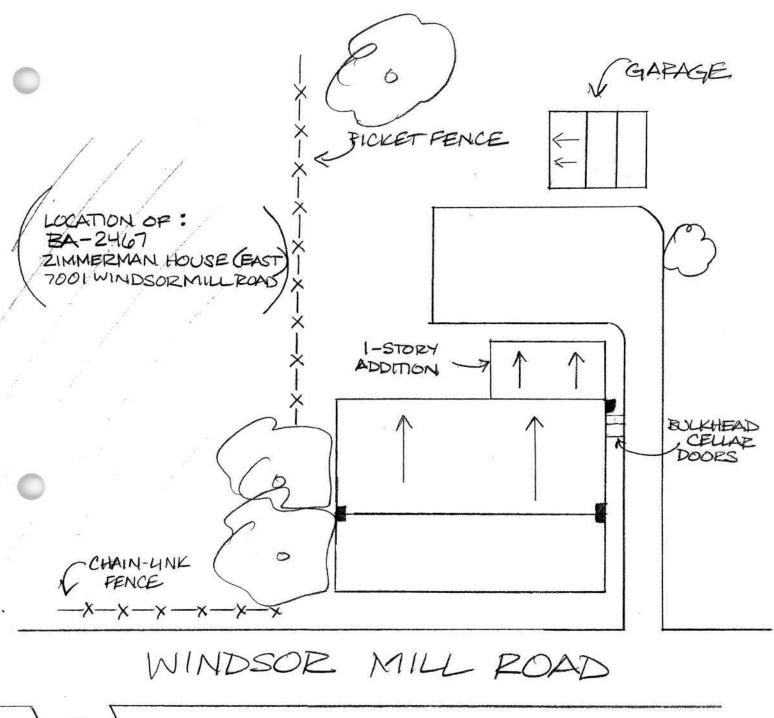
Maryland Historical Trust Maryland Inventory of Historic Properties Form

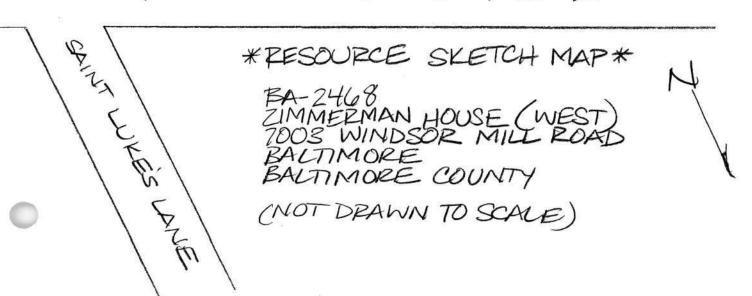
Name Zimmerman House (West), 7003 Windsor Mill Road, Baltimore, Baltimore County Continuation Sheet

Number 9 Page 2

Scharf, Thomas J. History of Baltimore City and County From the Earliest Period to the Present Day: Including Biographical Sketches of Their Representative Men. Philadelphia, PA: Louis H. Everts, 1881. Reprinted by Higginson Book Company, Salem, MA

Sidney, J. C. Map of the City and County of Baltimore, Maryland, from Original Surveys. Baltimore, MD: James M. Stephens, 1850.





Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation BALTIMORE COUNTY Real Property Data Search

Go Back View Map **New Search Ground Rent**

Account Identifier:

District - 02 Account Number - 0203370040

Owner Information

Owner Name:

HAWKINS TIANT R

FLOOD JEANNETTE M

Use:

RESIDENTIAL

Mailing Address:

7003 WINDSOR MILL RD

BALTIMORE MD 21207-4420

Principal Residence:

YES

Deed Reference:

1) /12327/ 185

2)

Location & Structure Information

Premises Address

7003 WINDSOR MILL RD

Legal Description

LT SS WINDSOR MILL R 7003 WINDSOR MILL RD

OPP ST LUKES LA

Subdivision Plat No: Мар Grid **Parcel Sub District** Section Block Lot Group 88 13 518 80 Plat Ref:

Special Tax Areas

Town **Ad Valorem**

Tax Class

Enclosed Area Primary Structure Built Property Land Area County Use 22,630.00 SF 1921 3,202 SF 04 **Basement Stories** Type Exterior STANDARD UNIT NO SIDING 2

Value Information

Base Value **Phase-in Assessments** As Of As Of As Of Value 01/01/2004 07/01/2004 07/01/2005 33,400 Land: 41,650

80,050 85,230 Improvements:

113,450 126,880 Total:

122,402 117,926 **Preferential Land:** 0

Transfer Information

08/14/1997 CURTO JOSEPH P,JR Date: \$85,000 Seller: Price: NOT ARMS-LENGTH Deed1: /12327/ 185 Deed2: Type: Seller: PETERS DAVID LEE Date: 07/26/1988 Price: \$81,500 IMPROVED ARMS-LENGTH Deed1: / 7926/ 48 Deed2: Type:

Seller: Date: Price: Deed1: Deed2: Type:

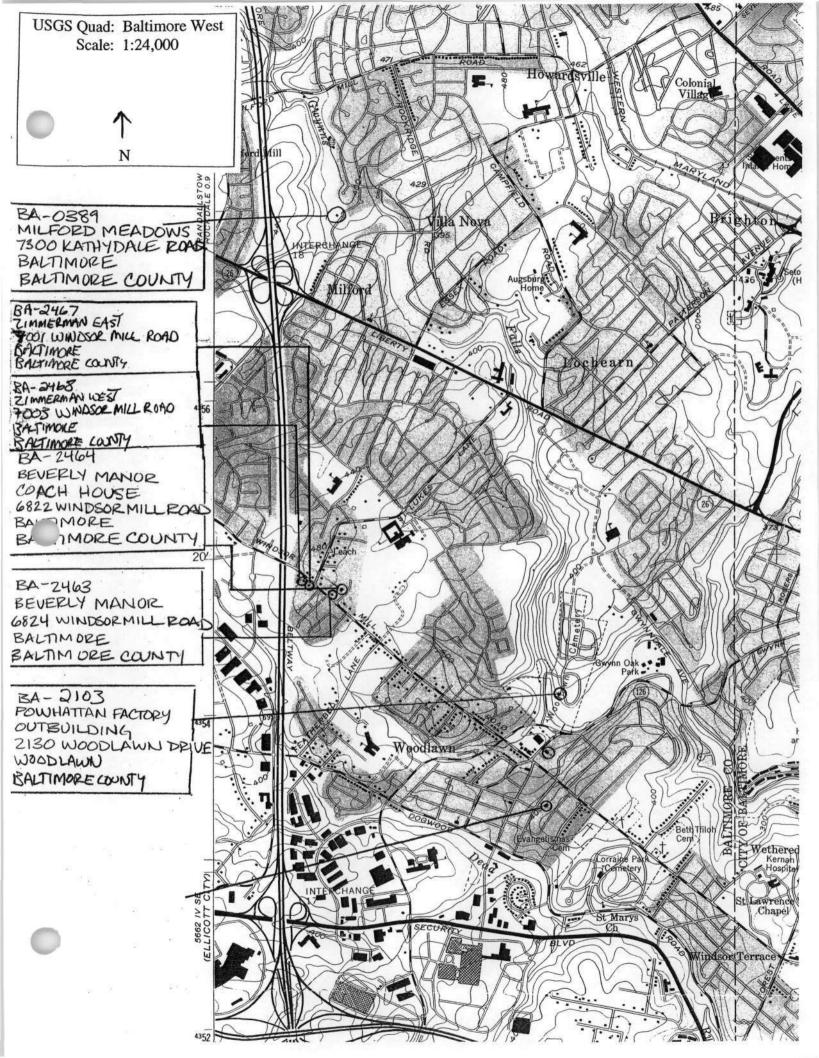
Exemption Information

Partial Exempt Assessments Class 07/01/2004 07/01/2005 000 0 0 County State 000 0 0 0 000 0 Municipal

Tax Exempt: **Exempt Class:** NO

Special Tax Recapture:

* NONE *





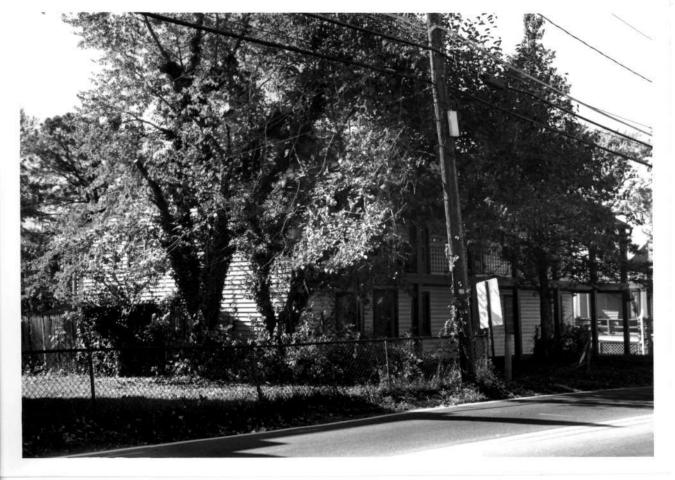
ZIMMERMAN HOUSE (WEST) 7003 WINDSOR MILL ROAD, BALTIMORE BALTIMORE COUNTY, MARYLAND TRACERIES G005/P1 MDSHPO MAIN HOUSE: NORTH CORNER, CAMERA PACING SOUTH

BA-2468



ZIMMERMAN HOUSE (WEST) 7003 WINDSOR MILL ROAD, BALTIMORE BALTIMORE COUNTY, MARYLAND TRACERIES 142000 MD SHPO MAIN HOUSE! NORTHEAST ELEVATION, CAMERA PACING SOUTHWEST

BA-2468



BA-2468 ZIMMERMAN HOUSE (WEST) 7003 WINDSORMILL ROAD, BALTIMORE BALTIMORE COUNTY, MARYLAND TRACERIES 10/2000 MD SHPO MAIN HOUSE: EAST CORNER, CAMERA FACING WEST 3 of 4



BA-2468 ZIMMERMAN HOUSE (WEST) 7003 WINDSOR MILL ROAD, BALTIMORE BALTIMORE COUNTY, MARYLAND TRACERIES 10/2000 MD SHPO

MAIN HOUSE AND GARAGE! CAMERA.
FACING SOUTH

B4-2468

ZIMMERMAN HOUSE (WEST) - 1850 - 7003-7005 Windsor Mill Road, Woodlawn. Apparently the C. [Caleb] Peddicord house shown on 1850 map by Sidney. In 1852 it passed to John Zimmerman, and in 1852 it passed to John Zimmerman,

DISTRICT 2 - continued -

and in 1853 to Wm. Widderman, and in 1853 to Rebecca Grimes, in 1874 to Henry, and then to John Zimmerman, and finally in 1879 to Professor William H. Zimmerman. Professor Zimmerman, one of the founders of Western Maryland College, bought this long, vernacular style, frame and clapboard duplex house and added a full width porch and second story gallery as shown in one of his photos. The J. Zimmerman house shown in the Hopkins 1877 atlas. Dr. Zimmerman was a scientist and an early photographer. House now sheathed in aluminum; the rear roof forms a cat-slide.